

GOVERNMENT OF TELANGANA  
A B S T R A C T

Urban Land (Ceiling & Regulation) Repeal Act, 1999 (Central Act 15 of 1999) – Excess lands declared and taken possession under the provisions of the ULC Act, 1976 – Allotment of excess lands which are already under occupation of 3<sup>rd</sup> parties and declarants in core and peripheral areas – Policy Guidelines – Orders – Issued.

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REVENUE (ULC) DEPARTMENT

G.O.Ms.No.92

Dated: 26.05.2016

Read the following:-

- 1) G.O.Ms.No.455, Revenue (UC.I) Department, dt. 29.07.2002.
- 2) G.O.Ms.No.456, Revenue (UC.I) Department, dt. 29.07.2002.
- 3) G.O.Ms.No.183, Revenue (UC.II) Dept., dt. 15.02.2006.
- 4) G.O.Ms.No.615, Revenue (UC.I) Dept., dt. 26.04.2008.
- 5) G.O.Ms.No.747, Revenue (UC.I) Dept., dt. 18.06.2008.
- 6) G.O.Ms.No.1076, Revenue (UC.I) Dept., dt. 01.09.2008.
- 7) G.O.Ms.No.1173, Revenue (UC.I) Dept., dt. 06.10.2008.
- 8) G.O.Ms.No.1480, Revenue (UC.I) Dept., dt. 11.12.2008.
- 9) G.O.Ms.No.58, Revenue (Assignment-I) Dept., dt. 30.12.2014.
- 10) G.O.Ms.No.59, Revenue (Assignment-I) Dept., dt. 30.12.2014.
- 11) G.O.Ms.No.60, Revenue (ULC) Dept., dt. 31.12.2014.
- 12) G.O.Ms.No.12, Revenue (Assn.I) Dept., dt. 30.01.2015.

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ORDER:

The Government have issued policy guidelines vide references 1<sup>st</sup> & 2<sup>nd</sup> read above for regularization of surplus lands to third parties occupation / land owners. The benefits under the said G.Os., were extended from time to time by the Government in various Government orders with enhanced rates and last extension made was upto 31.03.2006 in the G.O. 3<sup>rd</sup> read above. Several third party occupants of excess lands / land owners have filed applications and got allotment orders by way of regularization / exemption of their occupations of excess land in order to put an end to pending litigations.

2. And whereas, the Urban Land (Ceiling and Regulation) Act, 1976 has been repealed by the Government of India by enacting the Urban Land (Ceiling and Regulation) Repeal Act, 1999 (Central Act 15 of 1999). In terms of sub-section (2) of section (1) of the said Repeal Act, the Urban Land (Ceiling and Regulation) Repeal Act, 1999 shall apply to any other State from the date on which the Legislature of the State adopts the Act by passing a resolution in that behalf under clause (2) of article 252 of the Constitution of India. Accordingly, the A.P. Legislature adopted the Urban Land (Ceiling and Regulation) Repeal Act, 1999 by a resolution on 27.03.2008 and thus it has come into force in the State of Andhra Pradesh with effect from 27.03.2008.

3. And whereas, several representations were received from the public representatives, public associations, housing societies etc., requesting for extension of the benefit of the orders issued in the G.O. 1<sup>st</sup> read above to those who have not utilized the said benefit earlier and also to the cases which were decided surplus, after 01.04.2006.

4. Therefore, the Government, while keeping in view the provisions of section 3(1)(a) of the Urban Land (Ceiling & Regulation) Repeal Act, 1999 providing that the repeal of the principal Act shall not affect the vesting of any vacant land under sub-section (3) of section 10, possession of which has been taken over by the Government or any authorized person or the competent authority, etc., and also in view of several representations received from the public who have not utilized the benefit of the orders issued in G.Os. 1<sup>st</sup> read above, and after careful consideration of the issue

have decided to re-issue the scheme for allotment of excess lands to the third parties in occupation / land owners and accordingly, issue the following guidelines for allotment of excess lands which were vested with Government and possession of which has been taken over by the Government under the provisions of principal Act 1976 to the land owners/ declarants / third parties in occupation, the Government have issued orders vide reference 5<sup>th</sup> read above; subject to the certain conditions for giving opportunity for filing of applications by third party occupants / declarants / L.Rs over the excess surplus lands to the Special Officer & Competent Authority, Urban Land Ceiling concerned in whose jurisdiction the excess land is situated on or before 30.08.2008.

5. The Government have extended the time for filing of applications under G.O.Ms.No.747 vide reference 6<sup>th</sup> read above upto 30.09.2008 and Further the Government have extended the time for filing of applications under G.O.Ms.No. 747 vide reference 7<sup>th</sup> read above duly charging double the existing rates upto 30.11.2008 and the same has been extended until further orders vide reference 8<sup>th</sup> read above. The Government issued orders vide reference 11<sup>th</sup> read above to dispose the applications already pending in various levels.

6. Further, in the meanwhile, during the month of July to September, 2014 the District Collectors of Hyderabad & Ranga Reddy Districts conducted survey of ceiling surplus lands in Hyderabad Urban Agglomeration area. They have conducted detailed survey C.C. wise with the particulars of balance land available land covered by structures / vacant and land involved in litigation.

7. The Government vide reference 9<sup>th</sup> & 10<sup>th</sup> read above issued orders for regularization of Government land and surplus lands in State. In response to the orders of Government with regard to the ceiling surplus lands, very less number of applications received by the concerned Tahsildars. In the G.O.Ms.No. 58 & 59 provision was not given for regularization of vacant lands.

8. The Government vide reference 12<sup>th</sup> read above while issuing guidelines for regularisation of dwelling units in surplus land under ULC decided to issue orders in respect of regularisation of vacant surplus lands under ULC seperately. Consequently, interested 3<sup>rd</sup> party occupants approaching the Special Officer & Competent Authority, Urban Land Ceiling, Hyderabad, Collectors of Ranga Reddy & Hyderabad Districts requesting for regularization of vacant ceiling surplus lands.

9. Therefore, Special Officer & Competent Authority, Urban Land Ceiling, Hyderabad and District Collectors of Hyderabad and Ranga Reddy have expressed their views in various meetings conducted at various levels in this regards and requested the Government for issue of orders for regularization of ceiling surplus vacant lands.

10. Now, therefore, the Government, while keeping in view the provisions of section 3(1)(a) of the Urban Land (Ceiling & Regulation) Repeal Act, 1999 providing that the repeal of the principal Act shall not affect the vesting of any vacant land under sub-section (6) of section 10, possession of which has been taken over by the Government or any authorized person or the competent authority, etc., and also in view of several representations received from the public who have not utilized the benefit of the orders issued in G.Os. from time to time read above and after careful consideration of the issue have decided to formulate scheme for regularisation/allotment of excess lands to the parties who are in occupation by way of registered documents and accordingly, issue the following guidelines for regularisation/allotment of excess lands which were vested with Government and possession of which has been taken over by the Government under the provisions of principal Act 1976 to the parties in occupation; subject to the following conditions:

- (a) The allotment shall be considered where the excess land already vested with the Government U/s 10 (6) of the Principal Act, 1976 and possession of which has been taken over by the Government;
- (b) The allotment shall be subject to withdrawal of all litigations filed either by the occupant of excess land, or the excess land holder, or any other interested person and pending, other than those covered under the Repeal Act relating to the excess land as on the date of this G.O.
- (c) Allotment under these orders shall be confined to excess lands in the occupation of parties where such occupation is evidenced by a registered document from the excess land holder or person claiming through him/her. Provided further that the registered transactions of excess lands that took place prior to the date of this Order will be considered for regularization/allotment under these orders.

**11. RATES APPLICABLE:**

The following are the rates to be collected for regularization/allotment of the respective extents of vacant land:

- i) Possession up to 250 Sq.Yds: 25 % of the Basic Value as on the date of this order.
- ii) Possession up to 500 Sq.Yds: 50 % of the Basic Value as on the date of this order.
- iii) Possession above 500 Sq.Yds: 75% of the Basic Value as on the date of this order.
- iv) For Notified Slums Upto 125 Sq.Yds: 10% of the Basic Value.

**12. FILING OF APPLICATION WITH MEESEVA:**

All applicants desirous of availing the benefit of regularization/allotment under this scheme shall submit their applications along with the copy of registered documents at any of the MEESEVA counters within ONE MONTH from the date of issue of Orders.

**13. APPLICATION FEE:** The applicant shall pay an amount of Rs. 2000/- as non-refundable processing fee payable at the MEESEVA Centers while submitting their applications.

**14. IDENTITY OF THE APPLICANT:** All applicants shall furnish their proof of identity with any of the following documents which show the current address of the occupant:

- a) Aadhaar Card
- b) Passport.
- c) Driving License.
- d) PAN Card.
- e) Service Identity Cards with Photographs issued to its employees or Public Limited Companies.
- f) Ration Card.

**15. PAYMENT:**

**A. DEMAND NOTICE -** The Tehsildar, after enquiry and approval of competent Authority, shall issue Demand notice to the applicant duly indicating the amount of money payable towards regularization/allotment.

B. SCHEDULE - The entire cost of the land to be regularized/allotted shall be paid by the applicant in three installments by way of a challan in the Treasury of the Government of Telangana and shall furnish copy of the counter foil showing details of remittance to the concerned Tahsildar as per the following schedule:

- (i) 40% of Amount should be paid within **ONE MONTH** from the date of demand notice.
- (ii) 30% of Amount should be paid within **FOUR MONTHS** from the date of demand notice.
- (iii) Remaining 30% Amount should be paid within **SEVEN MONTHS** from the date of demand notice.

**16. CONCESSION/REBATE:**

The applicants who pay the entire amount payable for allotment / regularisation within thirty days of demand notice will be eligible for concession/rebate of 5% on the total payable amount as an incentive.

**17. COMPETENT AUTHORITY:**

A Committee consisting of Revenue Divisional Officer of the concerned Division as Chairman, Special Deputy Collector, Urban Land Ceiling as member and the Tahsildar of the concerned Mandal as Member Convener shall be the competent authority for Regularization / allotment under this scheme.

- a. The Competent Authority shall dispose of all the applications received for regularization / allotment **within 90 days** from the date of receipt.
- b. The Committee shall be competent to deal with cases in which land area in each shall not exceed 3000 Sq. Yards.
- c. The each of the cases in which land area covered is more than 3000 Sq. Yards shall be referred to the Government with specific remarks.

**18. CONVEYANCE DEED:**

The Tahsildar concerned, as per the recommendations of the Committee and after receipt of total amount payable by applicant, shall get conveyance Deed executed in the name of applicant.

The conveyance deeds executed by the respective Tahsildars in favour of applicants under this G.O. shall be exempted from the payment of stamp duty & registration fee and transfer duty.

**19. GRIEVANCE REDRESSAL:**

The Joint Collector concerned will be the Grievance Redressal Authority in the matter, if any, and he may give directions to the committee as he deems fit.

20. Government reserve right to reject or pass appropriate orders on any application without assigning any reason.

21. Those who are in possession but fail to avail this opportunity for regularization within the stipulated time shall be liable to be evicted immediately as per law. The concerned District Collectors shall initiate necessary action accordingly.

22. The Chief Commissioner of Land Administration, Telangana State shall take necessary action accordingly.

23. This order issues with the concurrence of Finance (EBS-VII) Department vide their U.O.No.837/179/EBS-VII/Rev/2016, Dated: 06-05-2016.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

B.R.MEENA  
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Chief Commissioner of Land Administration,  
Telangana, Hyderabad.

The Commissioner of Survey Settlements and Land Records,  
Telangana, Hyderabad.

The District Collectors, Hyderabad, Ranga Reddy and Warangal.

Copy to:

The PS to Prl. Secretary to Chief Minister.

The PS to Addl. Secretary to Chief Minister.

The PS to Dy.Chief Minister & M (Revenue).

The PS to Chief Secretary.

The Prl. Secretary, Municipal and Urban Development Department.

The Prl. Secretary, Finance Department.

The Secretary, Law Department.

The Commissioner and Inspector General of  
Registration and Stamps, Telangana, Hyderabad.

The Commissioner,  
Greater Hyderabad Municipal Corporation, Hyderabad.

The Metropolitan Commissioner,  
Hyderabad Metropolitan Development Authority, Hyderabad.

The Commissioner,  
Greater Warangal Municipal Corporation, Warangal.

The Director, Municipal Administration, Hyderabad.

The Advocate General for the state of Telangana,  
High Court Buildings, Hyderabad.

The Director General, Vigilance & Enforcement, Telangana, Hyderabad.

The Accountant General, Telangana, Hyderabad.

The Director of Treasuries & Accounts, Hyderabad.

SF/SC

// FORWARDED :: BY ORDER //

SECTION OFFICER